025.0	0006	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	952,700 / 952,700
					USE VALUE:	952,700 / 952,700
					ASSESSED:	952,700 / 952,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEEHAN EILEEN
Owner 2:	
Owner 3:	
Street 1:	33 WINDSOR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHEEHAN THOMAS F & ANN E -
Owner 2:	-
Street 1:	33 WINDSOR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 2347 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	491,300	5,400	456,000	952,700
Total Card	0.115	491,300	5,400	456,000	952,700
Total Parcel	0.115	491,300	5,400	456,000	952,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.92 /Parcel: 405.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 17216

GIS Ref

GIS Ref

Insp Date 07/29/17

!2105!

PREVIOUS ASSESSMENT

Parcel ID 025.0-0006-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	491,300	5400	5,000.	456,000	952,700		Year end	12/23/2021
2021	104	FV	469,100	5400	5,000.	456,000	930,500		Year End Roll	12/10/2020
2020	104	FV	469,200	5400	5,000.	456,000	930,600	930,600	Year End Roll	12/18/2019
2019	104	FV	363,900	5400	5,000.	484,500	853,800	853,800	Year End Roll	1/3/2019
2018	104	FV	363,900	5400	5,000.	353,400	722,700	722,700	Year End Roll	12/20/2017
2017	104	FV	320,000	5100	5,000.	307,800	632,900	632,900	Year End Roll	1/3/2017
2016	104	FV	320,000	5100	5,000.	262,200	587,300	587,300	Year End	1/4/2016
2015	104	FV	285,400	5100	5,000.	256,500	547,000	547,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:02:51

LAST REV

Date	Time
08/07/17	10:07:55
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2105

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEEHAN THOMAS	31810-113		9/12/2000	Family	276,800	No	No	4	
	9450-574		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	17216
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2007	982	Manual	6,000			G9	GR FY09	new basement door
6/21/1994	294	Manual	6,832					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/6/2009	Meas/Inspect	189	PATRIOT
11/11/1999	Inspected	267	PATRIOT
10/11/1999	Measured	264	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 456,000	Spl Credit	Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09737968
Const Adj.:	0.98000199
Adj $ / SQ:	193.578
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667460
Depreciation:	176209
Depreciated Total:	491250

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

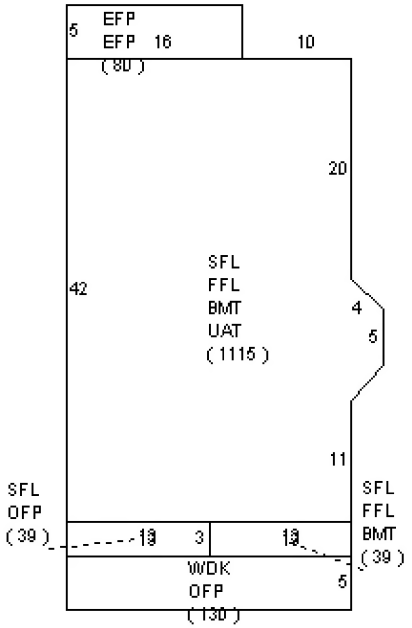
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	193.58
Special Features:	0	Val/Su Net:	115.90
Final Total:	491300	Val/Su SzAd	209.33

SKETCH



SUB AREA

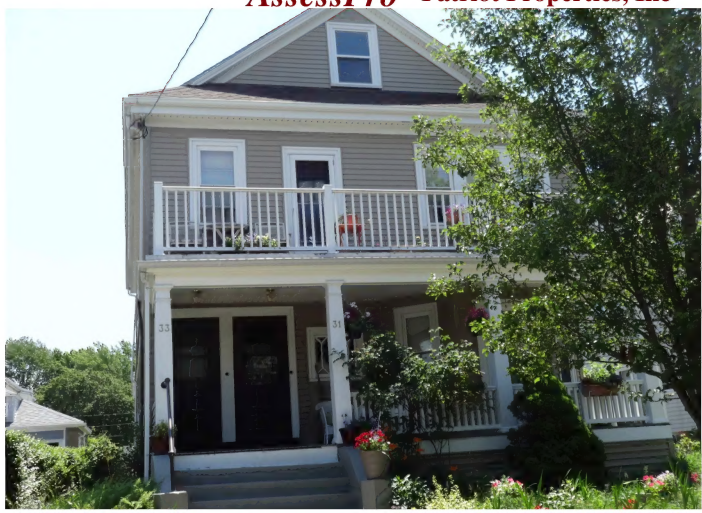
Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,193	193.580	230,939
BMT	Basement	1,154	58.070	67,017
FFL	First Floor	1,154	193.580	223,389
UAT	Upper Attic	279	77.430	21,584
OFP	Open Porch	169	25.740	4,350
EFP	Enclos Porch	160	43.360	6,937
WDK	Deck	130	13.420	1,744
	Net Sketched Area:	4,239	Total:	555,960
Size Ad	2347	Gross Area	5075	FinArea 2347

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

025.0-0006-0021.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1913	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	6X10	A	AV	2000	6.00	T	15.2	104			300			300

More:	N	Total Yard Items:	5,400	Total Special Featues:	Total: 5,400